

## STAFF REPORT

HEARING DATE: Monday, January 3, 2005

TO: City Council

FROM: Tyler Ryerson, Associate Planner

PROPOSAL: **Street Vacation of NW 170<sup>th</sup> Avenue - Lindquist 28-Lot PUD**

LOCATION: Between NW Walker Rd and the southerly property lines of Assessor Map 1N1-31DC, Tax Lots 3200, and 3300

SUMMARY: The applicant requests approval of a Street Vacation of the unimproved section of NW 170<sup>th</sup> Avenue from south of NW Walker Road to the southerly property line of Assessor Map 1N1-31DC, Tax Lots 3200 and 3300. In association with the proposed street vacation, the applicant has received Planning Commission approval of a Conditional Use for a Final Planned Unit Development (PUD) and an associated Land Division for a Preliminary Subdivision to create a 28 single family residential development.

APPLICANT'S  
REPRESENTATIVE: Joseph Holasek  
Nogle, Onufer Associates Architects, Inc.  
2398 San Diego Avenue  
San Diego, CA 92110

APPLICANT: Stuart Lindquist  
Lindquist Development  
PO Box 42135  
Portland, Oregon 97242

RECOMMENDATIONS: **SV2004-0001 (Street Vacation of NW 170<sup>th</sup> Avenue - Lindquist 28-Lot PUD): Approval** subject to conditions identified at the end of this report.

## BACKGROUND FACTS

### Key Application Dates

Application	Submittal Date	Deemed Complete
SV2004-0001	March 8, 2004	September 3, 2004

### Existing Conditions Table

<b>Zoning</b>	Urban Standard Density R7	
<b>Current Development</b>	The site is triangular in shape located south of NW Walker Road and east of NW 173 <sup>rd</sup> Avenue with the tributary of Willow Creek along the southern edge. The site slopes from the north to the south. A Significant Natural DSL Wetland is identified on the site.	
<b>Site Size</b>	Approximately 8.1 acres	
<b>NAC</b>	Five Oaks, near Triple Creek	
<b>Comprehensive Plan</b>	<p><u>Land Use:</u> Standard Density (NR-SD)</p> <p><u>Street Functional Classification Plan:</u> NW Walker Road and NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie are designated as “Arterials”.</p> <p><u>Street Improvement Master Plan:</u> The Transportation System Plan Street Improvement Master Plan identifies street improvements to NW Walker Road to five (5) lanes and three (3) lanes to the NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie.</p> <p><u>Bicycle Master Plan:</u> NW Walker Road is identified as a street where bike lanes are built and is identified on the RTP Bicycle System Designation as a Community Connector. The NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie is identified as a street where bike lanes are proposed.</p> <p><u>Pedestrian Master Plan:</u> Proposed and existing sidewalks are shown on the frontages of NW Walker Road. The NW 170<sup>th</sup>-173<sup>rd</sup> Avenue Intertie is shown as proposed sidewalks.</p>	
<b>Surrounding Uses</b>	<p><u>Zoning:</u></p> <p>North: R7 City of Beaverton South: R6 Washington County East: R7 City of Beaverton West: R7 &amp; R5 City of Beaverton</p>	<p><u>Uses:</u></p> <p>North: Walker Road &amp; Single Family Residential South: Single Family Residential East: Single Family Residential West: Single Family Residential</p>

### Processing Requirements

Street Vacations are a Type 3 procedure, in accordance with Section 50.45 of the Development Code, with the decision making authority the City Council. Specific additional noticing requirements for Street Vacations include newspaper noticing of two (2) consecutive weeks prior to the public hearing. The notice was published on October 21 and 28, 2004. A copy of the notice was available at City Hall and the City Library. The site was posted on September 14, 2004, which was greater than 15 days prior to the hearing of January 3, 2005, as required by the Code.

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**Conditions of Approval:**

In accordance with Development Code Section 10.65.8 and 50.95, modifications to a final decision, including approved conditions of approval, may be subject to a Modification of Conditions land use application requiring a public hearing with the original decision-making body.